



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: March 24, 2022

Project: Minimum Parking Space Requirements
(Zoning Text Amendment 2022-002)

Applicant: City of Madison

Location: Citywide

Request Summary

This is a request to amend Section 5-15-1 *Minimum Space Requirements* of the Zoning Ordinance, which establishes minimum parking requirements by use. The proposed Zoning Text Amendment would revise the amount of required parking for most use categories.

Recommendation

Motion to:

“Approve the Zoning Text Amendment for Section 5-15-1 (ZTA2022-002) and forward to the City Council for adoption.”

Project Request

This is a request to revise the table in Section 5-15-1 of the Zoning Ordinance that sets forth minimum parking space requirements for assorted permitted uses and replace it with the table provided in Attachment No. 1. The current table is found in Attachment No. 2. The changes include:

- ✓ Parking ratios have been modified to reflect parking based more on daily parking needs. The ratios used in the current table were more than likely obtained from the Parking Generation Manual published by the Institute of Transportation Engineers and are based on worst case scenario design, such as designing for holiday parking.
- ✓ Parking ratios have been modified to be based on more concrete data such as gross floor area. The current regulations base some ratios on such factors as number of employees or customer service areas, which can be fluid and sometimes difficult to obtain at the site plan stage.
- ✓ Parking ratios have been modified to include a maximum for some uses that tend to overpark and create large expanses of impervious area.
- ✓ Use categories have been streamlined condensing similar uses into one category and ratio. The current requirements include many individual uses while leaving out other uses that have come into being.

General Information

Background:

The current parking requirements were adopted by the Madison City Council on June 14, 1999, via Ordinance No. 99-51. The proposed parking requirements are part of a larger amendment of the Zoning Ordinance that has been in progress for a couple of years. The City's consultant for the Zoning update, Orion Planning + Design, developed most of the proposed requirements. Staff is bringing the parking requirements forward separately at this time because some of the standards, e.g. hotel requirements, are very inconsistent with current parking demand.

Conformance with Long Range Plans:

1. Future Land Use Map: Not Applicable
2. West Side Master Plan: Not Applicable
3. Growth Plan: Note Applicable
4. Parks & Recreation Master Plan. Not Applicable

Zoning & Subdivision Compliance:

The proposed request would modify the table specifying the minimum number of parking spaces and does not change any other off-street parking provisions of the Zoning Ordinance.

Technical Review Committee:

There are no Technical Review Committee issues related to the proposed request.

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Analysis

The current requirements are 23 years old and many of the ratios are outdated. Some existing parking standards rely on data difficult to verify at the site plan stage or that change as the business at a given location changes, such as the number of employees. It is a much more common practice to base parking requirements for non-residential uses on square footage due to changes in use of a building over time. There have also been significant changes in the retail industry as e-commerce has become more prevalent, which has had the effect of reducing parking that is needed at most establishments. The lodging industry has also experienced changes as ride sharing has become more commonplace, and every hotel that has been in built in Madison in recent years has requested a reduced parking ratio based on the trends they are seeing but have had to “overbuild” their parking lots to meet the City’s requirements. Not only is this costly, but it is an inefficient use of the finite amount of commercial land in Madison.

A new concept for the City’s parking standards is the establishment of a maximum amount of parking that a given use/development can have. Parking maximums are being used across the country as a way to encourage better use of land, address traffic congestion, allow for more landscaping, and reduce stormwater run-off. The City’s planning consultant has suggested maximums for many use categories. The table below summarizes key changes to the standards for the most common uses that the City has seen come forward in recent years.

Use	Summary of Parking Changes
Assisted Living/Continuing Care	Maintain 0.5 spaces per bed but increase requirement to 1 space per bed for independent living units, which are often included in these developments. Add a max limit.
Industrial	Change standard from one based on employees and company vehicles to one based on sq. ft. Would reduce parking required for a manufacturing establishment. Add a max. limit
Lodging	Reduce parking for hotels/motels from 1.2 spaces per room to 1 space per room plus a space for a manager/owner. Add a max.
Medical Facilities (non-office)	Streamline to 1 per 500 sq. ft.
Office (includes doctor offices)	No change for regular office; reduce parking for doctor offices from 1 per 200 sq. ft. to 1 per 300 sq. ft.
Religious Assembly	No change in minimum. Add a max limit.
Residential, Single Family and Mobile Homes	No change
Residential, Multi-Family	Streamline to 1 space per unit plus add a 0.5 space per unit guest parking requirement. Overall requirement of 1.5 per unit is slightly lower than current 1.75. Add a max limit.
Restaurants (eating &/or drinking establishments)	Streamline to 1 space per 100 sq. ft., which is current fast food requirement; would reduce standard for other restaurants
Retail and Services	Streamline to 1 space per 300 sq. ft., except keep existing standard for furniture stores. This would reduce required parking for most retail and services uses. Add a max limit.

In developing the proposed standards, staff reviewed various projects that have been approved over the last five years as well as some other businesses. Part of this review was to determine if the standards would make new businesses non-conforming, and part was to ensure that the proposed standards would provide an adequate amount of parking. The table below compares existing, proposed, and provided parking for a variety of uses for which staff is proposing changes to the standards. Overall, the new standards would require less parking, but in those cases where a maximum is proposed, the maximum is generous enough that it would not render the existing use non-conforming. Staff would note that there are many other existing, older businesses that are non-conforming to the existing parking standards. The proposed reduction in standards would alleviate some of this non-conformity.

Project	Use	Parking Spaces		
		Existing Code	Provided	Proposed Code (Min/Max)
Madison Crossing	Continuing Care (Independent and Assisted Living)	97	125	116/232
The Avenue	Multi-Family	332	353	285/570
Silver Apts	Multi-Family w/ Live/Work	625	625	549/1,089
The Villas	Multi-Family	361	362	306/612
Madison Hospital	Medical Facility	519	722	458/916
Alabama Credit Union	Office	21	39	21/n.a.
Sports Med	Office	84	102	44/n.a.
Custom Family Care	Office	30	31	16/n.a.
Madison Eye Care	Office	30	68	20/n.a.
Hilton Garden Inn	Hotel	123	123	103/156
Home2Suites	Hotel	117	124	98/147
J. Alexander's	Restaurant	132	192	81/n.a.
Whataburger	Restaurant	30	30	30/n.a.
Ram Tool Warehouse	Industrial -warehouse	7	10	10/n.a.
Consolidated Pipe & Supply	Industrial-warehouse	4	6	4/n.a.
FedEx Ground	Industrial-distribution	515	605	338/964
Max Vision	Industrial-manufacturing	39	53	26/74
Tyonek	Industrial-manufacturing	58	82	79/225

Madison's current parking requirements are not in sync with some industry standards and the changing way people interact with businesses. Staff recommends approval of the new standards to foster economic development and achieve other City goals.

Attachments

1. Proposed Parking Space Requirements
2. Current Minimum Parking Space Requirements, established in June 14, 1999

Attachment No. 1

Proposed Parking Space Requirements

(This table is proposed to replace the table shown in Attachment No. 2)

Table proposed for Section 5-15-1 Minimum Space Requirements

Uses	Parking Spaces Required (Min)	Parking Spaces Allowed (Max)
Residential Uses		
Assisted Living Facilities	0.5/bed	1/bed
Continued Care Retirement Community	1/independent living unit bed plus 0.5/other beds	2/bed
Dwellings, Accessory	1/unit	2/unit
Dwelling, Live/Work	1/unit	No max
Dwelling, Multi-family	1/unit plus 0.5 space/unit for guest parking	3/unit (including guest parking)
Dwelling, Single-Family Attached	2/unit	No max
Dwelling, Single-family Detached	2/unit	No max
Dwellings, Upper Floor in B1	1/unit	2/unit
Mobile Homes (Park/Subdivision)	2/unit	No max
Public/Quasi Public Uses		
Conference, Convention, Meeting Centers	1/1,000 sq. ft.	1/250 sq. ft.
Civic uses and government buildings	1/1,000 sq. ft.	1/250 sq. ft.
Parks, recreation, and open space areas	No min	No max
All utilities	No min	No max
Commercial Uses		
Accommodations and all overnight lodging (bed and breakfast, hotel, motel, boarding rooms, etc.)	1/room plus 1/manager or owner's room	1.5/room plus 1/manager or owner's room
All day care facilities (child and adult)	1/childcare room plus 1/office	No max
Indoor entertainment venues	1/500 sq. ft.	1/250 sq. ft.
Outdoor entertainment venues	1/500 sq. ft. of indoor area plus 2/1,000 sq. ft. of outdoor area	1/250 sq. ft. of indoor area plus 3/1,000 sq. ft. of outdoor area
All medical facilities (hospitals, clinics, surgery centers, and urgent care facilities)	1/500 sq. ft.	1/250 sq. ft.
Office and professional space	1/300 sq. ft.	No max
Schools (K-8)	1/classroom	No max
School (9-12, College, Vocational)	2/classroom	No max
Religious assembly	1/every 4 seats (8 ft. of bench)	1/every 2 seats (4 ft. of bench)
All eating and drinking establishments	1/100 sq. ft.	No max
Retail sales and Services	1/300 sq. ft.	1/150 sq. ft.
Furniture and appliance stores	1/500 sq. ft.	1/250 sq. ft.
All vehicle sales and rentals	1/1,000 sq. ft. of indoor & outdoor sales display area	1/500 sq. ft.

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Uses	Parking Spaces Required (Min)	Parking Spaces Allowed (Max)
Industrial Uses		
All manufacturing and distribution	1/1,000 sq. ft.	1/350 sq. ft.
All research and development	1/500 sq. ft.	1/350 sq. ft.
All vehicle service and repair	1/500 sq. ft.	1/350 sq. ft.
Warehouse and storage	1/1,500 sq. ft.	No max.
Waste-related services	1/1,000 sq. ft.	No max.
Other Uses		
Agriculture (not associated with a commercial use)	No min	No max
Transit facilities	No min	No max

Attachment No. 2

Current Minimum Parking Space Requirements

(This table is proposed to be replaced by the table shown in Attachment No. 1)

Table from Section 5-15-1 Minimum Space Requirements

Uses	Spaces Required
DWELLINGS	
Single and Two Family Dwellings	2 per Dwelling Unit
Subdivision Clubhouse	1 per 10 Dwelling Units in all Phases of the Subdivision
APARTMENTS	
Efficiency	1.0 Spaces per Unit
One Bedroom	1.5 Spaces per Unit
Two Bedrooms	2.0 Spaces per unit
Three or More Bedrooms	2.5 Spaces per unit
Clubhouse/Rental Office	5 spaces + 1 space per 50 units or fraction thereof
Boarding or Rooming Houses	2 Plus .75 for each Accommodation
Hotels and Motels	1.2 for each Room in addition to spaces required for Residential facilities
Mobile Homes (Park/Subdivision)	2 spaces per Mobile Home
Assisted Living Facilities	1 per Staff on Maximum Shift Plus).5 per Room
RETAIL TRADE	
Beverage Stores	3 + 1 per 300 sq. ft. GFA over 500 sq. ft./
Department and Variety Stores	1 per 500 sq. ft. Customer Service Area (CSA)
Food and Drugs Stores	6 ÷ + 1 per 200 sq. ft. CSA over 1,000 sq. ft.
Furniture Stores,	1 per 500 sq. ft. Gross Floor Area (GFA)
Radio & Television Sales/Repair	1 per 200 sq. ft. CSA or 1 per 175 sq. ft. GFA, whichever is greater
Restaurant, Drive-In & Fast Food	1 per 100 sq. ft. GFA
Restaurant, (except above)	1 per 50 sq. ft. CSA + 1 space per linear ft. at bar (if any)
Shopping Centers	5.5 per 1,000 sq. ft. of Gross Leasable Area
Various Specialty Shops (Camera, Gifts Jewelry, etc.)	3 +1 per 200 sq. ft. CSA over 500 Sq. ft. or 1 per 275 sq. ft. GFA over 400 sq. ft., whichever is greater
SERVICES	
Amusement Establishment	1 per each 4 patron (capacity)
Automobile Service Stations	3 per service bay and 1 each service vehicle and 1 each 2 employees
Banks or Saving & Loans Companies	1 per 150 sq. ft. CSA

Uses	Spaces Required
Barber & Beauty Shops	2 per Chair and 1 per 2 Employees
Bowling Alleys	5 for each lane, plus 1 additional space for each 2 employees, plus 1 per 100 sq. ft. CSA devoted to other uses
Churches	1 per 4 seats
Clubs or Lodges (Private, Non-Profit)	1 per 50 sq. ft. of assembly area, plus 1 per employee on maximum shift
Funeral Parlors or Mortuaries	5 and 1 per seats in largest chapel
Hospitals and Sanitariums	1 per 2 beds, plus 1 per hospital or staff doctor, plus 1 per employee at maximum shift
Medical or Dental Clinics or Offices	3 per treatment room and 2 each doctor or dentist
Nursing, Convalescent, or rest homes	1 per 4 beds and 1 per each 2 employees
Offices, Business or Professional	1 per 300 sq. ft GFA